

Executive Summary Report

Characteristics-Based Market Adjustment for 2003 Assessment Roll

Area Name / Number: Central Area / 15

Previous Physical Inspection: 2001

Sales - Improved Summary:

Number of Sales: 480

Range of Sale Dates: 1/2001 - 12/2002

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2002 Value	\$108,700	\$198,300	\$307,000	\$333,700	92.0%	14.63%
2003 Value	\$115,900	\$210,600	\$326,500	\$333,700	97.8%	14.56%
Change	+\$7,200	+\$12,300	+\$19,500		+5.8%	-0.07%
% Change	+6.6%	+6.2%	+6.4%		+6.3%	-0.48%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.07% and -0.48% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2002 or any existing residence where the data for 2002 is significantly different from the data for 2003 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2002 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2002 Value	\$110,400	\$178,900	\$289,300
2003 Value	\$117,700	\$191,300	\$309,000
Percent Change	+6.6%	+6.9%	+6.8%

Number of one to three unit residences in the Population: 5462

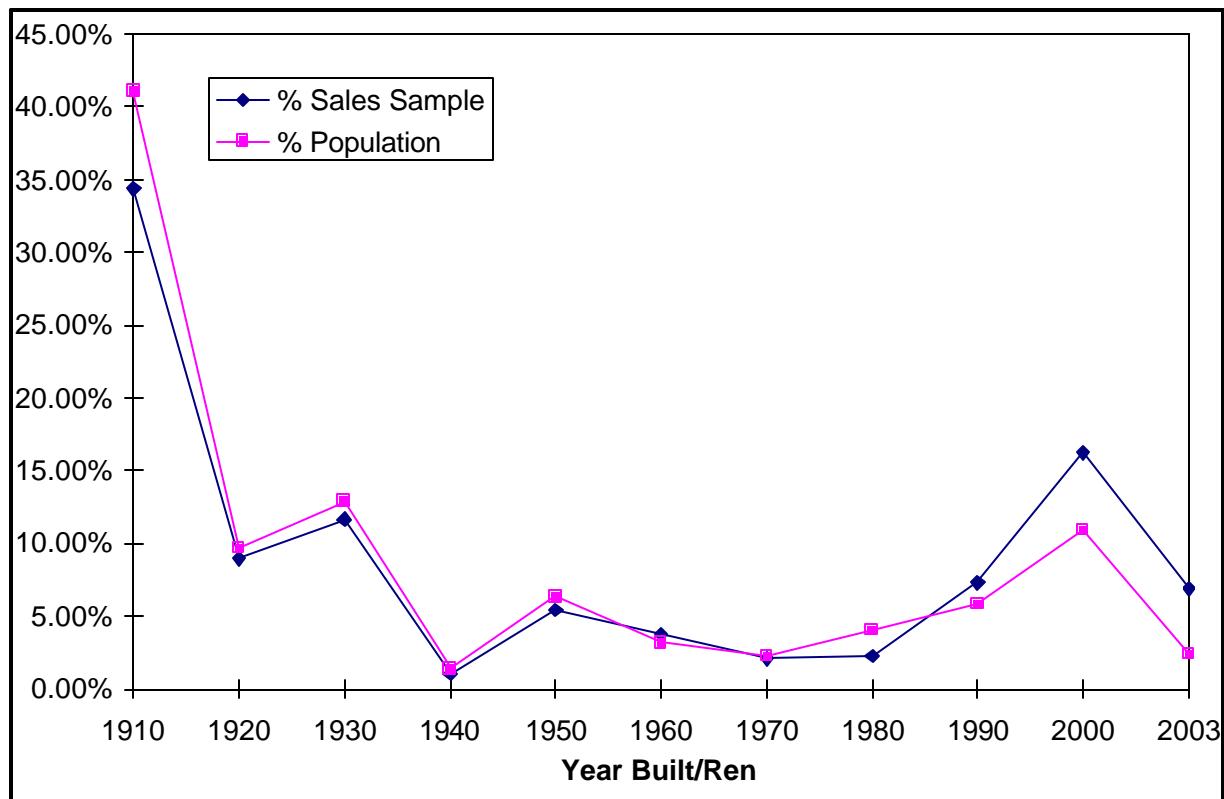
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that 2 characteristic-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. In particular, homes built after 2000 that were greater than grade 7 were found to be at market and therefore no positive adjustment was necessary.

The formula adjusts for these differences thus improving equalization.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	165	34.38%
1920	43	8.96%
1930	56	11.67%
1940	5	1.04%
1950	26	5.42%
1960	18	3.75%
1970	10	2.08%
1980	11	2.29%
1990	35	7.29%
2000	78	16.25%
2003	33	6.88%
	480	

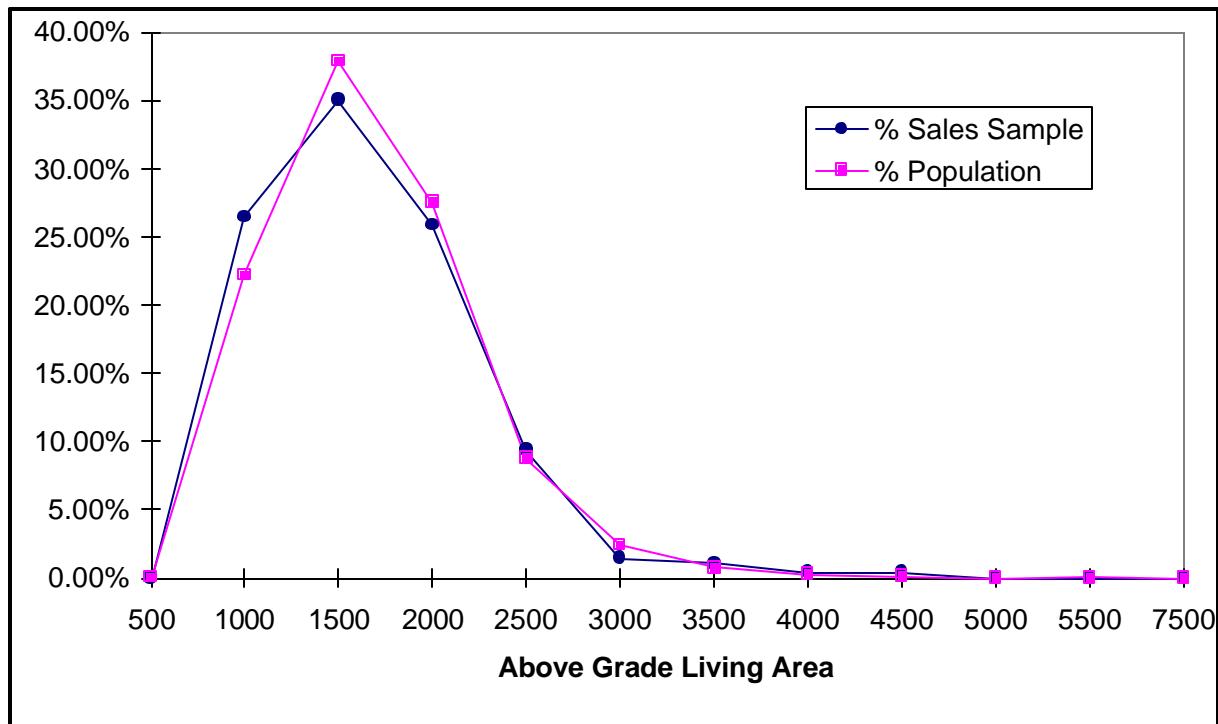
Population		
Year Built/Ren	Frequency	% Population
1910	2244	41.08%
1920	528	9.67%
1930	705	12.91%
1940	76	1.39%
1950	346	6.33%
1960	173	3.17%
1970	125	2.29%
1980	220	4.03%
1990	319	5.84%
2000	596	10.91%
2003	130	2.38%
	5462	



Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

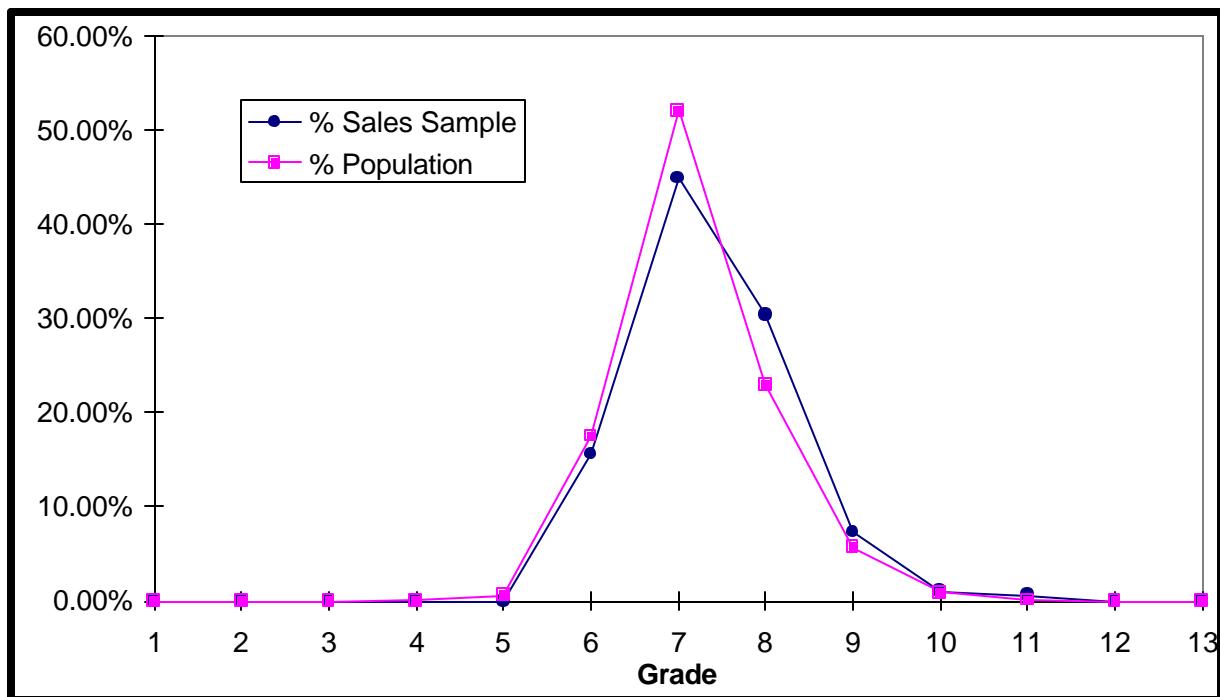
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	2	0.04%
1000	127	26.46%	1000	1213	22.21%
1500	168	35.00%	1500	2068	37.86%
2000	124	25.83%	2000	1504	27.54%
2500	45	9.38%	2500	480	8.79%
3000	7	1.46%	3000	131	2.40%
3500	5	1.04%	3500	41	0.75%
4000	2	0.42%	4000	15	0.27%
4500	2	0.42%	4500	7	0.13%
5000	0	0.00%	5000	0	0.00%
5500	0	0.00%	5500	1	0.02%
7500	0	0.00%	7500	0	0.00%
	480			5462	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

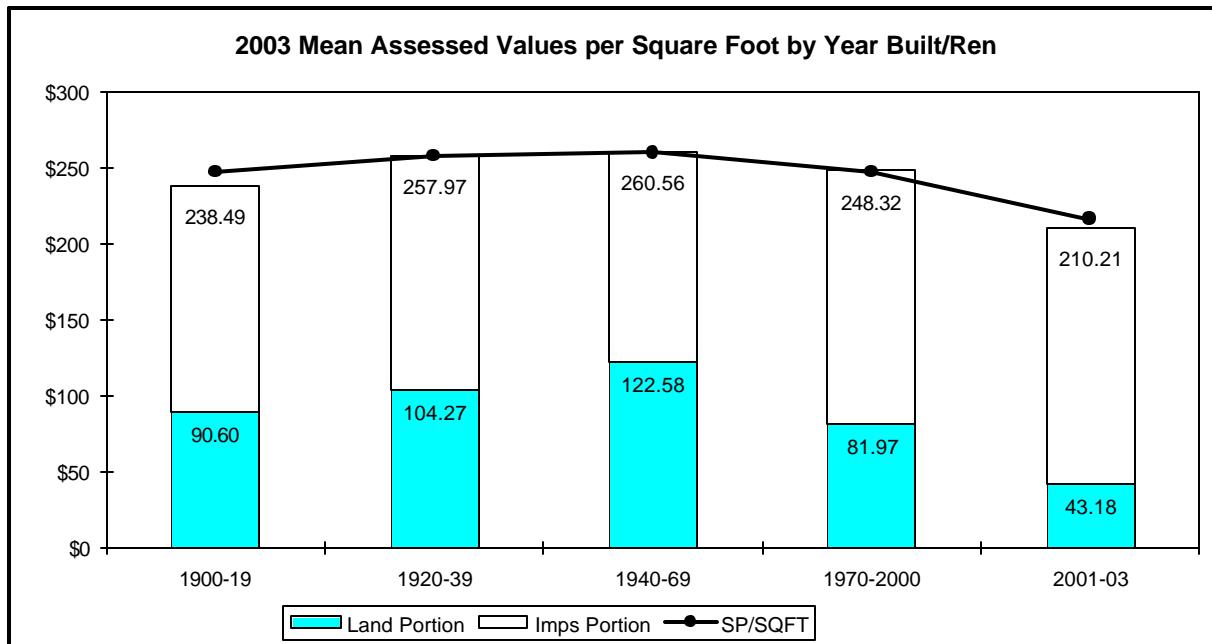
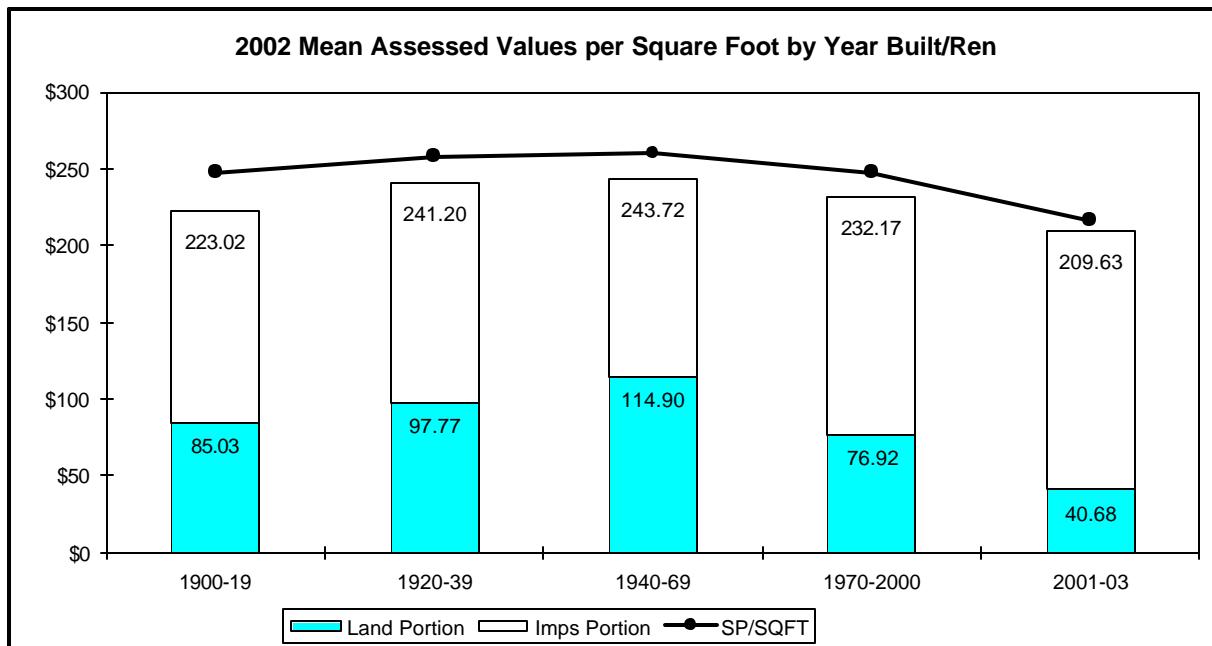
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	1	0.02%
5	0	0.00%	5	33	0.60%
6	75	15.63%	6	956	17.50%
7	216	45.00%	7	2845	52.09%
8	146	30.42%	8	1257	23.01%
9	35	7.29%	9	313	5.73%
10	5	1.04%	10	48	0.88%
11	3	0.63%	11	9	0.16%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
		480			5462



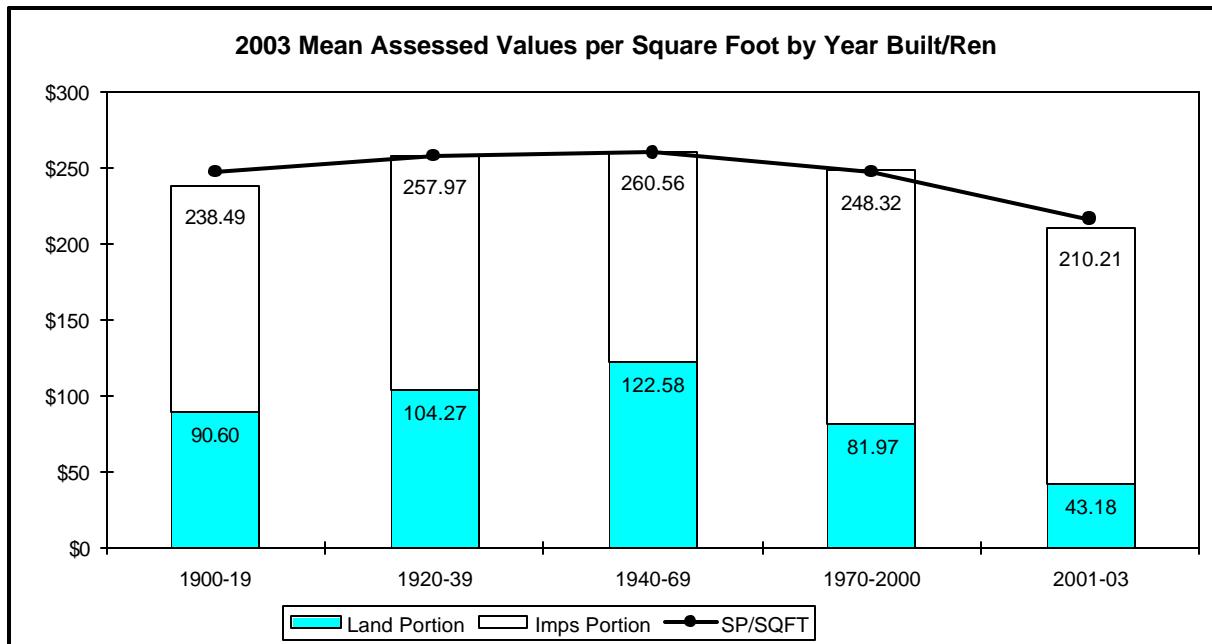
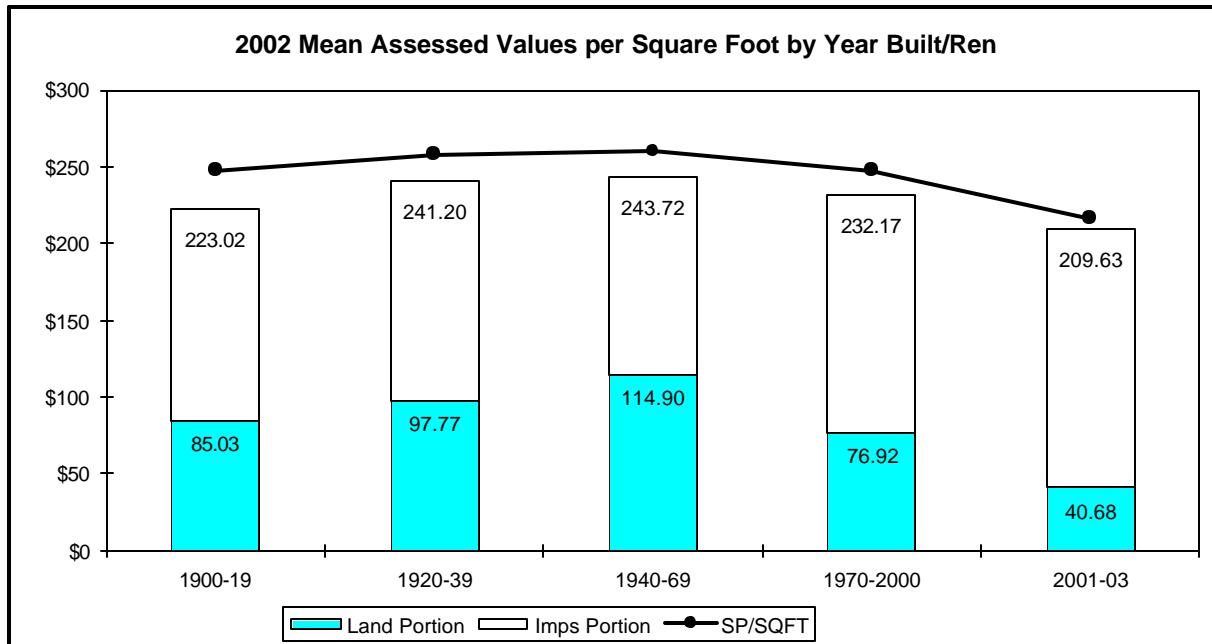
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2002 and 2003 Per Square Foot Values
By Year Built or Year Renovated**



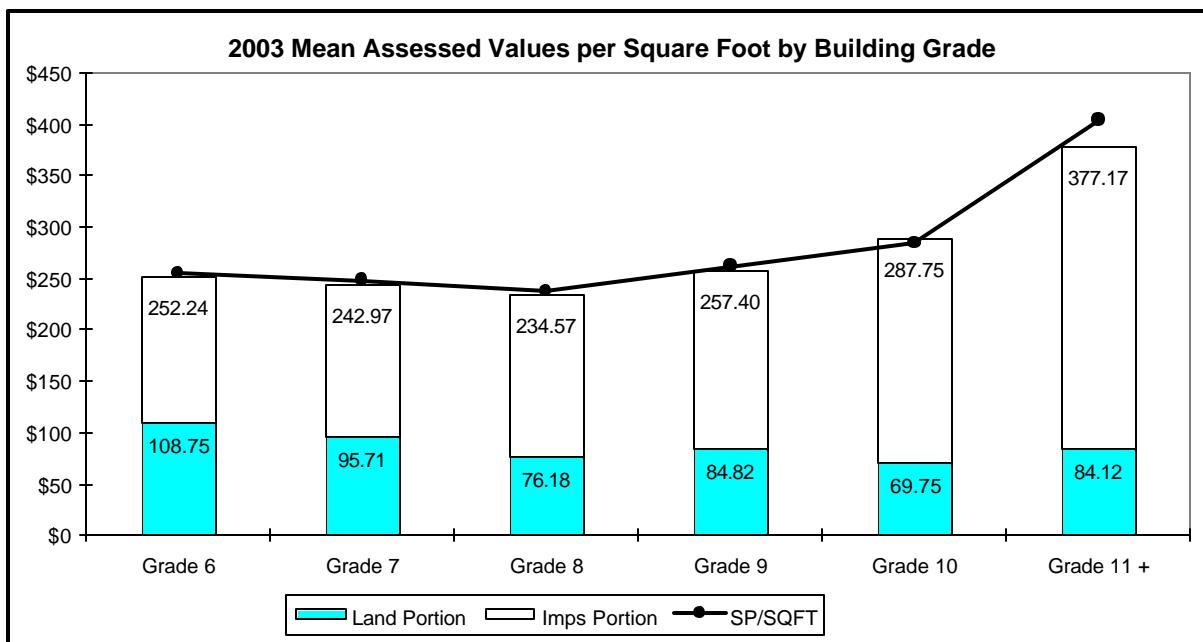
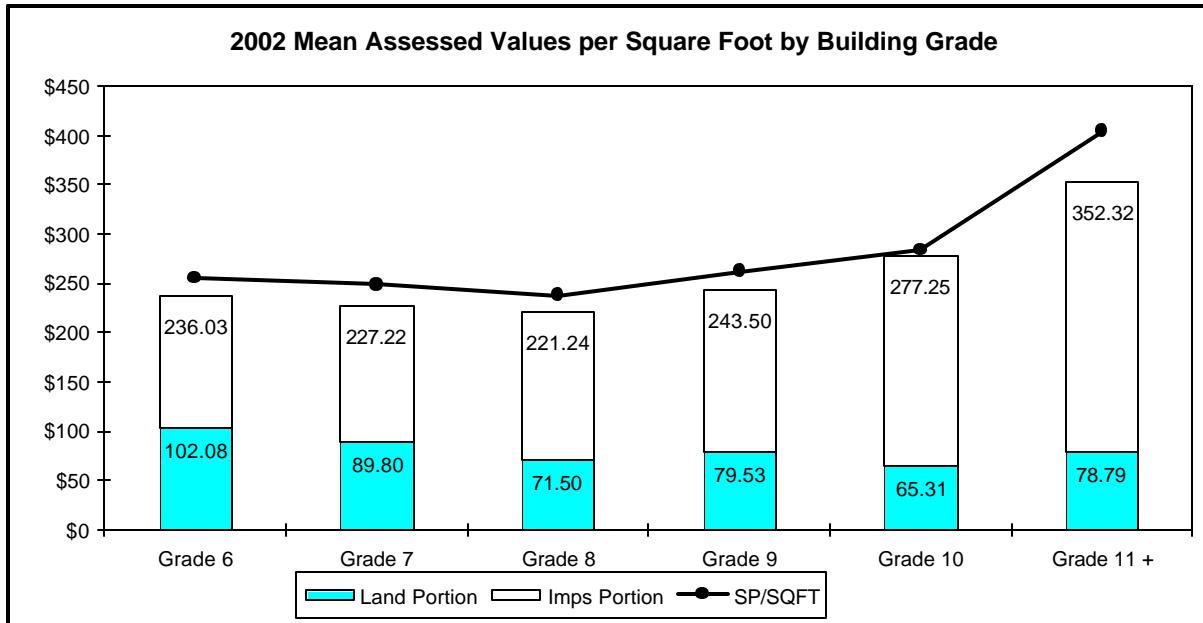
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2002 and 2003 Per Square Foot Values
By Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2002 and 2003 Per Square Foot Values
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2001 through 12/31/2002 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2002
6. Existing residences where the data for 2002 is significantly different than the data for 2003 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

Based on the 13 (unverified) usable land sales available in the area, and their 2002 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 7% increase in land assessments in the area for the 2003 Assessment Year. The formula is:

$$2003 \text{ Land Value} = 2002 \text{ Land Value} \times 1.07, \text{ with the result rounded down to the next \$1,000.}$$

Note: There will be no change if 2002 land value is less than or equal to \$10,000

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 480 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2003 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. In particular, homes built after 2000 that were greater than grade 7 were found to be at market and therefore no positive adjustment was necessary. The formula adjusts for these differences thus improving equalization.

The derived adjustment formula is:

2003 Total Value = 2002 Total Value / .9335383 + 0.07648174 If Year Built/Renov is greater than 2000 and Grade is greater than 7.

The resulting total value is rounded down to the next \$1,000, *then:*

2003 Improvements Value = 2003 Total Value minus 2003 Land Value

An explanatory adjustment table is included in this report.

Other: *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2003 Land Value + Previous Improvement Value * 1.062)
*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2003 Land Value + Previous Improvement Value * 1.00).
*If vacant parcels (no improvement value) only the land adjustment applies.
*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
*If residential properties exist on commercially zoned land there is no change from previous value.
(2003 value = 2002 total value)

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 15 Annual Update Model Adjustments

2003 Total Value = 2002 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

7.12%

YB/Ren>2000 & Grade>7	Yes
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% Adjustment	-8.11%
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Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a parcel with an improvement graded greater than 7 and a year built or renovated greater than 2000 would receive an approximately 0.99% downward adjustment (7.12% - 8.11%). 81 homes out of 5462 homes will get this adjustment.

98.5% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 15 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 97.8%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L..
6	75	0.923	0.987	6.9%	0.952	1.021
7	216	0.913	0.976	6.9%	0.955	0.997
8	146	0.928	0.984	6.0%	0.961	1.006
9	35	0.919	0.970	5.6%	0.932	1.008
10	5	0.957	0.992	3.7%	0.816	1.168
11	3	0.876	0.937	7.1%	0.555	1.319
Year Built or Year Renovated	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L..
1900-1920	208	0.896	0.958	7.0%	0.936	0.981
1921-1940	61	0.922	0.986	7.0%	0.954	1.017
1941-1970	54	0.948	1.013	6.9%	0.971	1.056
1971-2000	124	0.931	0.996	7.0%	0.974	1.018
>2000	33	0.969	0.969	0.0%	0.939	1.000
Condition	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L..
2	6	0.812	0.868	6.9%	0.703	1.033
3	215	0.924	0.977	5.7%	0.960	0.994
4	183	0.911	0.974	6.9%	0.950	0.999
5	76	0.932	0.997	7.0%	0.967	1.028
Stories	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L..
1	197	0.926	0.990	6.9%	0.969	1.010
1.5	101	0.895	0.957	6.9%	0.924	0.989
2	148	0.927	0.982	5.9%	0.960	1.004
2.5+	34	0.925	0.973	5.2%	0.928	1.017
Above Grade Living Area	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L..
<1001	127	0.919	0.982	6.8%	0.957	1.006
1001-1500	168	0.928	0.990	6.7%	0.967	1.013
1501-2000	124	0.922	0.980	6.3%	0.954	1.007
2001-2500	45	0.916	0.966	5.5%	0.932	1.001
2501+	16	0.882	0.930	5.4%	0.837	1.023

Area 15 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 97.8%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

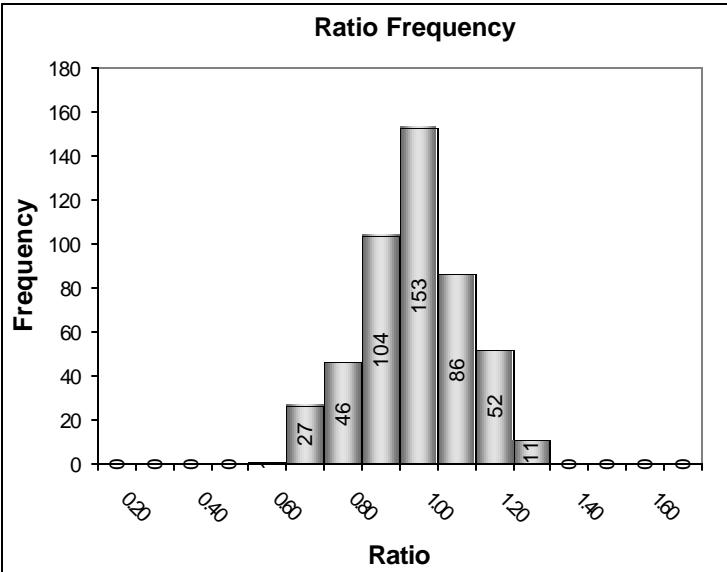
It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2002		2003		Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L..
		Weighted Mean		Weighted Mean				
N	350	0.920		0.979		6.5%	0.964	0.995
Y	130	0.920		0.977		6.2%	0.952	1.002
Wft Y/N	Count	2002		2003		Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L..
		Weighted Mean		Weighted Mean				
N	480	0.920		0.979		6.4%	0.966	0.992
Sub	Count	2002		2003		Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L..
		Weighted Mean		Weighted Mean				
3	165	0.922		0.978		6.0%	0.956	0.999
4	261	0.925		0.987		6.7%	0.969	1.005
11	54	0.894		0.947		6.0%	0.904	0.990
Lot Size	Count	2002		2003		Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L..
		Weighted Mean		Weighted Mean				
<3000	94	0.932		0.981		5.3%	0.955	1.008
3000-4000	150	0.918		0.978		6.6%	0.956	1.000
4001-5000	131	0.916		0.976		6.5%	0.950	1.001
5001+	105	0.919		0.981		6.7%	0.948	1.015
Year Built greater than 2000 & Grade greater than 7	Count	2002		2003		Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L..
		Weighted Mean		Weighted Mean				
N	453	0.914		0.978		7.0%	0.964	0.992
Y	27	0.998		0.987		-1.1%	0.963	1.010

Annual Update Ratio Study Report (Before)

2002 Assessments

District/Team: WC / Team - 1	Lien Date: 01/01/2002	Date of Report: 7/7/2003	Sales Dates: 1/2001 - 12/2002
Area 15 - Central Area	Appr ID: FLIP	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	480		
Mean Assessed Value	307,000		
Mean Sales Price	333,700		
Standard Deviation AV	110,721		
Standard Deviation SP	130,177		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.938		
Median Ratio	0.942		
Weighted Mean Ratio	0.920		
UNIFORMITY			
Lowest ratio	0.600		
Highest ratio:	1.294		
Coefficient of Dispersion	11.58%		
Standard Deviation	0.137		
Coefficient of Variation	14.63%		
Price Related Differential (PRD)	1.019		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.925		
Upper limit	0.959		
95% Confidence: Mean			
Lower limit	0.926		
Upper limit	0.950		
SAMPLE SIZE EVALUATION			
N (population size)	5462		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.137		
Recommended minimum:	30		
Actual sample size:	480		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	234		
# ratios above mean:	246		
Z:	0.548		
Conclusion:	Normal*		



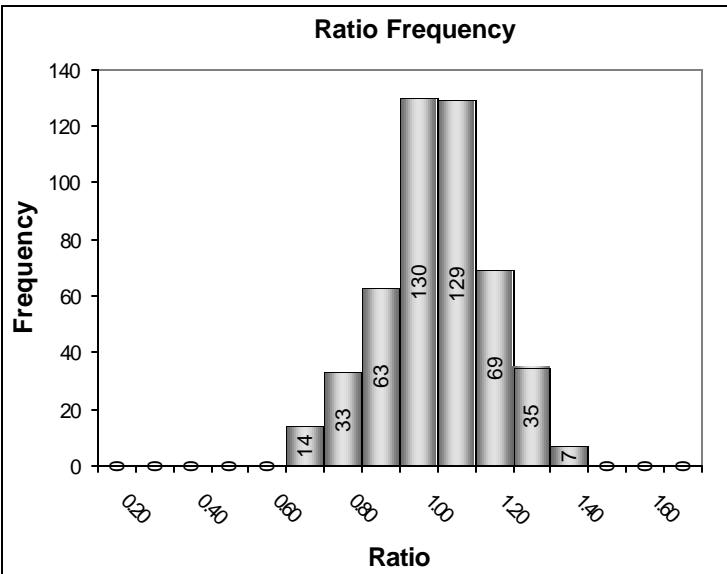
COMMENTS:

1 to 3 Unit Residences throughout area 15

Annual Update Ratio Study Report (After)

2003 Assessments

District/Team: WC / Team - 1	Lien Date: 01/01/2003	Date of Report: 7/7/2003	Sales Dates: 1/2001 - 12/2002
Area 15 - Central Area	Appr ID: FLIP	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	480		
Mean Assessed Value	326,500		
Mean Sales Price	333,700		
Standard Deviation AV	116,773		
Standard Deviation SP	130,177		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.998		
Median Ratio	1.000		
Weighted Mean Ratio	0.978		
UNIFORMITY			
Lowest ratio	0.642		
Highest ratio:	1.383		
Coefficient of Dispersion	11.45%		
Standard Deviation	0.145		
Coefficient of Variation	14.56%		
Price Related Differential (PRD)	1.020		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.986		
Upper limit	1.017		
95% Confidence: Mean			
Lower limit	0.985		
Upper limit	1.011		
SAMPLE SIZE EVALUATION			
N (population size)	5462		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.145		
Recommended minimum:	34		
Actual sample size:	480		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	239		
# ratios above mean:	241		
Z:	0.091		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



COMMENTS:

1 to 3 Unit Residences throughout area 15

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	516070	0095	3/22/02	179950	640	0	6	1900	4	4000	N	N	942 25TH AV S
3	912610	0866	8/22/02	180000	670	470	6	1900	3	1800	N	N	402 21ST AV
3	516070	0050	3/26/02	210000	680	0	6	1901	4	4000	N	N	935 25TH AV S
3	712830	0040	5/25/01	165000	680	0	6	1900	3	4500	Y	N	805 20TH AV S
3	684070	1585	8/17/01	171000	700	0	6	1950	3	4600	N	N	127 MARTIN LUTHER KING JR WY
3	872810	0595	3/11/02	218000	710	0	6	1911	2	2670	N	N	1107 20TH AV S
3	981870	0540	3/12/01	178000	710	0	6	1948	4	4000	N	N	322 27TH AV
3	605860	0060	4/15/02	237000	830	0	6	1900	5	2500	N	N	2511 S DEARBORN ST
3	722850	1880	6/24/02	208000	830	150	6	1950	4	5000	N	N	1615 21ST AV
3	722850	1876	11/20/01	208500	860	0	6	1941	4	5000	N	N	1619 21ST AV
3	193730	0060	12/11/02	199719	890	750	6	1924	3	4000	Y	N	1904 S DEARBORN ST
3	912610	1755	5/23/01	146000	910	0	6	1901	4	2580	N	N	725 23RD AV
3	981870	0571	8/30/01	175950	920	0	6	1965	3	4000	N	N	336 27TH AV
3	516070	0045	4/29/02	227000	940	0	6	1903	4	4000	N	N	931 25TH AV S
3	225850	0049	11/8/01	240000	950	140	6	1948	4	4250	N	N	730 19TH AV
3	722850	0765	8/15/02	269000	970	0	6	1902	4	3810	N	N	1621 22ND AV
3	605860	0235	10/31/01	205000	980	0	6	1905	4	3800	N	N	803 24TH AV S
3	722850	1780	2/26/02	249950	1010	0	6	1904	4	3750	N	N	1434 20TH AV
3	605860	0415	2/20/02	153000	1030	0	6	1908	3	4700	N	N	912 22ND AV S
3	722850	0455	11/27/02	180000	1040	0	6	1918	3	2686	N	N	915 23RD AV
3	516070	0065	9/17/01	149950	1050	0	6	1904	3	4000	N	N	949 25TH AV S
3	912610	0010	8/8/01	193000	1080	0	6	1900	4	3600	N	N	906 20TH AV
3	605860	0350	10/7/02	195877	1130	0	6	1907	4	3333	N	N	906 23RD AV S
3	794260	1215	3/5/02	265000	1140	0	6	1903	4	4000	N	N	1510 E ALDER ST
3	912610	0285	3/23/01	179950	1150	0	6	1901	3	3600	N	N	723 21ST AV
3	516070	0075	6/25/02	275000	1200	0	6	1906	4	4000	N	N	2502 S NORMAN ST
3	722850	0760	6/21/01	240000	1230	0	6	1902	4	3810	N	N	1623 22ND AV
3	981870	0635	9/23/02	200000	1280	0	6	1984	3	2000	N	N	521 27TH AV
3	713230	0535	6/26/02	180000	710	0	7	1924	4	4000	Y	N	950 HIAWATHA PL S
3	712830	0295	1/22/01	385000	850	0	7	1916	4	6000	N	N	2022 S NORMAN ST

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	794260	1935	9/13/01	243000	850	500	7	1927	4	5120	N	N	401 20TH AV
3	981870	0505	8/22/02	239000	870	380	7	1949	5	4500	N	N	306 27TH AV
3	722850	1235	11/8/01	214000	920	210	7	1924	4	5080	N	N	914 21ST AV
3	712830	0165	12/13/02	346000	930	400	7	1909	4	6000	N	N	925 20TH AV S
3	095500	0260	6/26/01	322000	930	0	7	1910	4	4200	N	N	226 21ST AV E
3	722850	0885	8/29/01	192180	930	0	7	1902	5	3185	N	N	1475 22ND AV
3	722850	1540	7/5/02	229950	940	660	7	1978	3	3750	N	N	942 20TH AV
3	277910	0432	5/29/02	219950	970	300	7	1953	4	5500	N	N	156 24TH AV
3	912610	1470	12/2/02	255000	980	0	7	1923	4	4950	N	N	911 22ND AV
3	713230	0670	11/9/01	191775	990	0	7	1902	4	4000	Y	N	1110 HIAWATHA PL S
3	225650	0006	12/23/02	250000	1000	0	7	1901	3	1745	N	N	1715 E MARION ST
3	501100	0155	8/16/02	268000	1010	0	7	1948	3	3066	N	N	533 22ND AV E
3	516070	0040	9/14/01	265000	1010	0	7	1901	5	4000	N	N	927 25TH AV S
3	684070	1110	6/27/01	201499	1010	0	7	1956	4	4400	N	N	340 25TH AV
3	912610	0745	3/27/01	282000	1020	600	7	1999	3	3198	N	N	2101 E TERRACE ST
3	794260	1105	12/20/01	215000	1040	200	7	1918	4	4800	N	N	343 15TH AV
3	684070	0365	6/19/02	257000	1060	0	7	1924	4	4500	N	N	520 26TH AV
3	225450	2464	3/21/01	374500	1070	560	7	1915	4	6400	N	N	823 20TH AV
3	981870	0495	2/27/02	279950	1080	200	7	1926	5	5100	N	N	302 27TH AV
3	794260	1925	11/15/02	224500	1080	0	7	1996	3	5120	N	N	323 20TH AV
3	712830	0050	11/20/02	280000	1130	0	7	1981	3	4500	Y	N	807 20TH AV S
3	684070	0295	1/8/01	250000	1140	0	7	1924	4	5000	N	N	508 25TH AV
3	912610	0770	3/18/02	331000	1200	680	7	1903	4	3600	N	N	308 21ST AV
3	036300	0050	5/14/02	317000	1210	0	7	1907	4	4500	N	N	172 25TH AV
3	225450	2360	8/13/01	264950	1230	120	7	1947	4	5120	N	N	707 20TH AV
3	937930	0050	8/16/02	230750	1240	0	7	1900	5	2568	N	N	2406 S LANE ST
3	332000	0925	12/5/02	219000	1240	220	7	1901	4	3600	Y	N	1815 S LANE ST
3	125020	0677	5/25/01	284950	1280	340	7	2001	3	2188	N	N	2609 S KING ST
3	684070	1020	10/5/01	224500	1310	0	7	1922	3	4500	N	N	360 26TH AV
3	712830	0850	12/19/02	257500	1330	600	7	1907	4	3000	N	N	2024 S DEARBORN ST
3	912610	1080	2/26/02	195700	1346	0	7	1957	4	3472	N	N	2108 E JAMES ST

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	722850	1710	10/28/02	281300	1391	943	7	1997	3	5000	N	N	1413 21ST AV
3	712830	0605	3/29/02	201000	1400	0	7	1907	4	6000	N	N	2012 S CHARLES ST
3	257240	0015	10/1/02	335000	1410	0	7	1910	4	3000	N	N	208 15TH AV
3	000760	0043	2/28/02	210000	1410	0	7	1904	4	3000	N	N	2311 E ALDER ST
3	140030	0033	6/20/02	280000	1440	0	7	1999	3	2563	N	N	703 25TH AV S
3	125020	0290	7/9/02	249950	1450	280	7	1906	3	2716	N	N	2513 S KING ST
3	332000	0615	9/27/02	200000	1450	0	7	1958	3	6720	N	N	1844 S LANE ST
3	516070	0025	5/22/01	345000	1480	0	7	1908	4	4000	N	N	934 24TH AV S
3	981870	0390	7/18/02	329000	1490	0	7	1926	5	4000	N	N	339 27TH AV
3	794260	1955	4/20/02	260000	1510	450	7	1951	4	5120	N	N	415 20TH AV
3	712830	0220	8/29/01	245500	1550	0	7	1997	3	3000	Y	N	2011 S INGERSOLL PL
3	912610	0860	3/25/01	359950	1560	200	7	1900	5	3600	N	N	406 21ST AV
3	042404	9073	7/17/02	239950	1580	0	7	1996	3	5426	N	N	2505 S NORMAN ST
3	794260	0110	4/12/01	302500	1620	0	7	1904	3	6720	N	N	1920 E JEFFERSON ST
3	794260	0105	11/14/02	290000	1640	340	7	1904	4	5600	N	N	1918 E JEFFERSON ST
3	277910	0006	5/15/01	289500	1650	0	7	1991	3	3000	N	N	169 25TH AV
3	684070	0285	2/11/02	250000	1650	0	7	1924	4	5000	N	N	518 25TH AV
3	912610	0540	11/20/01	299900	1680	0	7	2001	3	2190	N	N	523 21ST AV
3	912610	0864	3/19/01	249950	1680	0	7	1996	3	1800	N	N	404 21ST AV
3	722850	1065	11/30/01	395000	1750	0	7	1903	4	5080	N	N	1444 21ST AV
3	712830	0215	5/6/02	305000	1750	0	7	1997	3	3000	Y	N	2007 S INGERSOLL PL
3	134430	0260	4/2/02	319000	1770	0	7	1925	5	4200	N	N	343 23RD AV E
3	912610	0110	11/27/02	260100	1980	0	7	1900	4	5400	N	N	803 21ST AV
3	722850	1425	10/14/02	345000	2080	0	7	1904	5	4994	N	N	951 21ST AV
3	121100	0290	3/16/01	399900	2100	0	7	1912	5	4000	N	N	529 TEMPLE PL
3	000760	0048	4/6/01	215000	2220	0	7	1900	3	5160	N	N	208 23RD AV
3	000760	0089	11/21/02	370000	2700	0	7	1902	4	6000	N	N	118 24TH AV
3	636290	0130	6/27/02	199900	740	0	8	2002	3	2492	N	N	718 26TH AV S
3	134430	0165	4/18/01	315000	1120	0	8	1922	4	4200	N	N	524 21ST AV E
3	501100	0165	9/17/02	305000	1200	0	8	1907	4	3285	N	N	2205 E MERCER ST
3	912610	0355	11/28/01	321000	1218	342	8	1999	3	1801	N	N	611 21ST AV

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	912610	0345	7/22/02	307000	1218	342	8	1999	3	1801	N	N	609 21ST AV
3	722850	1170	10/19/01	333500	1240	0	8	1907	5	3810	N	N	959 22ND AV
3	225450	1943	3/21/02	239000	1240	0	8	1994	3	2670	N	N	1618 E COLUMBIA ST
3	982670	1793	2/19/02	285000	1280	270	8	2001	3	1139	N	N	2217 E E ALDER ST
3	982670	1395	4/25/02	302950	1310	300	8	2002	3	1800	N	N	201 2ND AV
3	180690	0065	4/15/02	485000	1340	0	8	1906	5	3600	N	N	324 17TH AV E
3	722850	1450	11/21/02	279500	1430	0	8	1903	4	3750	N	N	935 21ST AV
3	912610	0485	3/19/01	243000	1430	0	8	2000	3	1807	N	N	2020 E JEFFERSON ST
3	794260	1225	6/10/02	355000	1460	0	8	1911	3	4840	N	N	301 16TH AV
3	225450	1526	12/23/02	340000	1460	0	8	1908	4	2580	N	N	1417 E SPRING ST
3	982670	1790	3/1/02	322500	1460	320	8	2001	3	1981	N	N	221 23RD AV
3	042404	9065	3/30/01	225570	1490	0	8	2000	3	2521	N	N	1116 26TH AV S
3	042404	9271	3/26/01	224000	1490	0	8	2000	3	2500	N	N	1114 26TH AV S
3	225450	2365	11/7/02	259000	1500	0	8	1906	5	2880	N	N	1916 E CHERRY ST
3	722850	0425	2/25/02	250000	1530	0	8	1901	4	2370	N	N	926 22ND AV
3	257240	0005	2/22/01	295000	1540	0	8	1908	5	3010	N	N	214 15TH AV
3	134430	0095	4/26/02	374000	1540	0	8	1904	4	4620	N	N	527 22ND AV E
3	171040	0105	10/30/01	355000	1570	550	8	1984	3	3200	N	N	835 15TH AV
3	095500	0255	5/4/01	266000	1570	0	8	1905	4	4200	N	N	222 21ST AV E
3	095800	0150	6/20/01	450000	1580	360	8	1982	3	5880	N	N	325 22ND AV E
3	423240	0250	6/4/02	508000	1600	0	8	1911	5	3430	N	N	532 18TH AV E
3	754480	0045	9/24/01	297900	1604	0	8	1998	3	3000	N	N	2205 E TERRACE ST
3	331950	1810	5/30/01	260000	1610	0	8	1966	4	4480	N	N	1834 S WELLER ST
3	095500	0245	3/7/01	300000	1640	0	8	1916	4	4200	N	N	212 21ST AV E
3	723460	0810	3/21/02	366825	1650	0	8	2000	3	1795	N	N	922 17TH AV
3	225450	1630	4/12/01	285000	1690	0	8	1904	3	3200	N	N	732 14TH AV
3	712830	0495	2/22/02	305000	1700	0	8	1908	4	4000	N	N	2009 S NYE PL
3	134430	0200	4/3/02	280000	1700	0	8	1910	4	4200	N	N	509 23RD AV E
3	912610	0841	3/13/02	259900	1720	0	8	2001	3	1617	N	N	2107 E JEFFERSON ST
3	912610	0836	6/6/01	293400	1720	0	8	2001	3	1529	N	N	426 21ST AV
3	912610	0837	8/13/01	289900	1720	0	8	2001	3	1529	N	N	424 21ST AV

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	912610	0800	5/22/02	314000	1730	0	8	1901	3	3600	N	N	311 22ND AV
3	912610	0839	1/25/02	264000	1730	0	8	2001	3	1891	N	N	2111 E JEFFERSON ST
3	912610	0835	5/28/02	295000	1730	0	8	2001	3	2061	N	N	2101 E JEFFERSON ST
3	912610	0840	2/21/02	255000	1730	0	8	2001	3	1619	N	N	2109 E JEFFERSON ST
3	722850	0675	5/22/01	320000	1730	0	8	2000	3	4740	N	N	1621 23RD AV
3	912610	0838	6/6/01	299500	1730	0	8	2001	3	2064	N	N	422 21ST AV
3	303720	0005	7/23/01	240000	1740	0	8	1900	4	2900	N	N	172 17TH AV
3	712830	0350	6/2/01	370000	1790	0	8	1927	4	3000	Y	N	2001 S CHARLES ST
3	303720	0066	9/18/01	324950	1790	0	8	1998	3	2500	Y	N	207 17TH AV
3	794260	1770	9/19/01	300000	1830	200	8	1907	4	5120	N	N	333 19TH AV
3	134430	0280	7/17/02	422200	1840	140	8	1921	4	3675	Y	N	330 22ND AV E
3	723460	0805	1/31/02	350000	1860	0	8	2000	3	1795	N	N	916 A 17TH AV
3	331950	2130	10/16/01	415000	1890	240	8	1904	5	4480	N	N	1847 S WELLER ST
3	912610	0460	2/14/02	389000	1916	0	8	2001	3	3600	N	N	510 20TH AV
3	912610	0458	12/6/01	387500	1930	0	8	2001	3	3600	N	N	512 20TH AV
3	912610	0436	12/2/02	366000	1960	0	8	1996	3	5400	N	N	522 20TH AV
3	912610	1280	9/10/02	307000	1960	440	8	1996	3	3600	N	N	723 22ND AV
3	794260	1145	9/19/02	265000	1980	0	8	1902	4	4000	N	N	1503 E JEFFERSON ST
3	723460	0811	5/20/02	399950	2010	0	8	2000	3	1652	N	N	920 B 17TH AV
3	723460	0812	4/6/01	359500	2010	0	8	2000	3	1652	N	N	920 A 17TH AV
3	912610	1651	2/27/02	444000	2070	860	8	2001	3	3870	N	N	722 22ND AV
3	000760	0093	9/19/02	290000	2120	0	8	1901	4	7320	N	N	117 24TH AV S
3	423240	0375	6/5/02	444200	2150	0	8	1906	4	5400	N	N	510 17TH AV E
3	722850	2380	5/9/02	265000	2160	0	8	1902	4	4961	N	N	933 20TH AV
3	423240	0200	5/1/01	509000	2180	0	8	1924	4	5640	N	N	607 18TH AV E
3	723460	1535	4/16/02	369950	2260	0	8	2002	3	1825	N	N	914 A 18TH AV
3	723460	1540	9/4/02	359950	2260	0	8	2002	3	1834	N	N	920 A 18TH AV
3	794260	0160	8/15/02	300000	4220	0	8	1969	3	6400	N	N	609 20TH AV
3	225450	1767	3/13/02	309950	1100	0	9	1999	3	1562	N	N	822 15TH AV
3	519110	0115	7/3/02	400000	1560	0	9	1909	5	2880	N	N	606 20TH AV E
3	519110	0100	3/19/01	545000	1680	0	9	1906	5	3200	N	N	616 20TH AV E

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	423240	0050	7/31/01	565000	1680	180	9	1987	3	3572	N	N	1520 E MERCER ST
3	423240	0055	5/1/01	538920	1720	780	9	1997	3	3948	N	N	1522 E MERCER ST
3	423240	1065	4/23/02	537400	1840	0	9	1915	5	5400	N	N	426 18TH AV E
3	423240	0830	9/25/02	475000	2010	0	9	1918	4	5640	N	N	405 17TH AV E
3	246090	0135	4/25/01	380000	2100	0	9	2000	3	4000	N	N	936 22ND AV S
3	423240	0025	4/13/01	511500	2120	0	9	1902	5	3444	N	N	606 15TH AV E
3	423240	0220	2/26/02	550000	2170	200	9	1907	3	5640	N	N	612 18TH AV E
3	193730	0260	12/17/01	460000	2612	0	9	2001	3	3200	Y	N	816 19TH AV S
3	423240	0120	3/8/01	720000	2810	400	9	1902	4	5640	N	N	615 17TH AV E
3	423240	1345	12/10/02	1E+06	2120	1080	11	2000	3	6240	N	N	337 17TH AV E
3	423240	0945	8/26/02	1E+06	2880	560	11	1999	3	4900	N	N	408 17TH AV E
4	983930	1095	9/6/01	275000	580	0	6	1903	4	4400	Y	N	929 31ST AV
4	118600	0145	12/20/01	229000	630	0	6	1918	5	2850	Y	N	1608 32ND AV
4	982820	1850	3/23/02	216500	640	640	6	1992	3	4862	Y	N	1525 30TH AV
4	982820	2312	6/18/02	174000	670	0	6	1947	3	3900	Y	N	3009 E PINE ST
													1509 MARTIN LUTHER KING JR WY
4	982820	1180	7/9/01	200000	680	0	6	1920	5	4800	N	N	
4	501600	2955	6/8/01	299000	700	320	6	1952	4	5248	N	N	407 25TH AV E
4	796010	0215	11/22/02	229950	710	0	6	1903	4	1811	N	N	2720 E COLUMBIA ST
4	757620	0200	8/22/02	253744	710	0	6	1951	3	3932	N	N	1621 33RD AV
4	501500	0395	1/28/02	275950	710	0	6	1910	5	4000	N	N	2506 E WARD ST
4	796010	0370	8/1/02	179950	720	0	6	1912	4	1688	N	N	724 27TH AV
4	982870	0380	6/26/02	221450	730	0	6	1922	3	4400	N	N	227 31ST AV E
4	211020	0060	12/22/01	238000	740	0	6	1908	5	3000	N	N	729 33RD AV
4	118900	0215	3/7/02	210950	750	300	6	1904	4	3164	N	N	2716 E UNION ST
4	982820	0510	11/14/01	149500	750	0	6	1905	3	4800	Y	N	1525 26TH AV
4	118900	0785	1/29/02	147950	760	0	6	1905	2	3430	N	N	2615 E UNION ST
4	983930	0415	12/20/01	180500	760	0	6	1944	3	4600	N	N	1411 29TH AV
4	983930	0405	4/5/02	219500	760	0	6	1944	5	4600	N	N	1421 29TH AV
4	684070	0080	11/19/02	248500	770	0	6	1944	5	4991	N	N	2518 E COLUMBIA ST
4	118900	1020	1/8/02	185000	770	190	6	1904	3	3000	N	N	932 26TH AV

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	982820	0845	7/23/02	200000	770	0	6	1909	4	6000	Y	N	1626 26TH AV
4	501600	0480	4/26/01	195000	780	0	6	1953	4	3872	N	N	429 29TH AV E
4	920990	0620	9/10/02	229950	800	800	6	1924	4	2160	N	N	334 DEWEY PL E
4	684070	0037	4/24/02	267000	810	0	6	1918	4	3332	N	N	2524 E MARION ST
4	920990	0645	12/16/02	306900	820	0	6	1901	4	2160	N	N	326 DEWEY PL E
4	982820	0975	7/9/02	240000	820	0	6	1919	4	4800	Y	N	1522 26TH AV
4	982870	1770	10/16/01	253000	840	0	6	1907	4	3200	Y	N	231 27TH AV E
4	721740	1035	5/16/02	249950	840	0	6	1914	4	3200	N	N	919 25TH AV
4	381440	0105	6/17/02	229000	840	0	6	1921	4	2783	N	N	821 29TH AV
4	118900	0141	12/12/01	230000	880	0	6	1951	4	3248	N	N	2623 E PIKE ST
4	983930	0400	1/17/02	244000	910	0	6	1945	5	4600	N	N	1425 29TH AV
4	983930	0610	12/5/01	236000	930	0	6	1916	4	2200	N	N	1116 29TH AV
4	982870	1506	6/25/01	214000	940	0	6	1901	4	4800	Y	N	122 27TH AV E
4	721740	0470	9/14/01	206000	950	0	6	1947	5	4200	N	N	1102 25TH AV
4	796010	0150	8/6/02	283000	960	0	6	1906	3	5600	N	N	2817 E MARION ST
													1515 MARTIN LUTHER KING JR WY
4	982820	1175	3/14/02	170000	970	0	6	1920	2	4800	N	N	
4	381440	0135	7/9/02	244000	1050	170	6	1903	4	2984	N	N	911 29TH AV
4	757620	0205	7/1/02	300000	1050	670	6	1974	5	3933	Y	N	1627 33RD AV
4	722850	0085	12/20/01	215000	1300	0	6	1943	4	6106	N	N	1518 23RD AV
													1816 MARTIN LUTHER KING JR WY
4	982870	1255	11/18/02	250000	1360	0	6	1927	4	8040	N	N	
4	796010	0235	5/11/02	245000	1420	860	6	1981	3	7800	N	N	817 MARTIN LUTHER KING JR WY
4	983930	0120	12/19/01	319950	1430	0	6	1908	3	4400	N	N	1400 31ST AV
4	722850	0096	6/25/02	237450	1460	0	6	1900	5	2320	N	N	2310 E PIKE ST
4	118900	0750	11/5/02	219750	1700	0	6	1921	2	3401	N	N	2609 E UNION ST
4	501500	0185	8/9/02	260000	670	0	7	1908	4	4320	Y	N	1061 25TH AV E
4	501500	1220	10/25/02	320000	690	250	7	1912	5	1600	Y	N	814 26TH AV E
4	721740	1160	7/5/01	259950	690	290	7	1905	4	6400	N	N	936 25TH AV
4	533220	0505	10/21/02	292500	720	0	7	1919	4	5094	N	N	807 29TH AV E
4	982820	1800	7/16/02	290000	750	0	7	1998	3	3600	N	N	1518 29TH AV

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	051900	0080	8/19/02	239000	760	0	7	1907	5	1560	N	N	2421 E MARION ST
4	533220	0535	3/15/02	245000	770	720	7	1977	3	4000	N	N	2801 E ALOHA ST
4	155620	0040	7/20/01	272500	780	500	7	1919	5	2652	N	N	2825 E COLUMBIA ST
4	982870	1155	4/24/01	310000	780	390	7	1916	5	3600	Y	N	139 29TH AV E
4	982870	1480	6/11/02	295000	800	0	7	1946	4	4800	Y	N	2702 E DENNY WY
4	982820	0545	6/25/01	256000	810	150	7	1922	4	2400	N	N	2500 E PINE ST
4	501600	0495	8/1/01	327350	830	170	7	1927	5	1920	N	N	417 29TH AV E
4	982820	0872	7/24/02	259500	830	120	7	1981	3	2790	Y	N	2615 E OLIVE ST
4	381440	0060	8/9/02	329000	840	0	7	1901	4	4297	N	N	809 30TH AV
4	796010	0185	2/22/02	269000	840	350	7	1908	5	3480	N	N	812 27TH AV
4	501500	0220	4/13/01	325000	840	0	7	1901	4	4000	Y	N	2415 E HELEN ST
4	920990	0215	8/27/01	243500	840	660	7	1976	3	4080	N	N	517 30TH AV E
4	982820	0701	11/8/02	165000	840	0	7	1990	3	782	N	N	2516 E OLIVE ST
4	118900	0855	6/11/02	262500	850	0	7	1905	4	3960	N	N	1111 27TH AV
4	982820	0637	2/2/01	240000	850	0	7	1907	4	3600	N	N	1712 25TH AV
													125 MARTIN LUTHER KING JR WY E
4	982870	1545	5/3/01	245000	860	660	7	1910	3	3444	Y	N	
4	501600	0280	5/22/01	299950	860	200	7	1908	5	7440	Y	N	305 DEWEY PL E
4	501600	0070	12/2/02	246250	870	0	7	1952	3	6000	N	N	2914 E REPUBLICAN ST
4	982870	1670	8/6/01	217500	870	0	7	1940	3	4845	N	N	221 MARTIN LUTHER KING JR WY E
4	982820	2314	6/4/01	295000	870	590	7	1984	3	4680	Y	N	3003 E PINE ST
4	982870	0980	5/14/02	260000	880	130	7	1940	3	4800	Y	N	205 30TH AV E
4	501500	1415	8/2/02	233000	880	0	7	1966	3	3000	N	N	2624 E ROY ST
4	118900	0075	5/25/01	252500	890	0	7	1921	4	3312	N	N	2610 E UNION ST
4	118900	1490	2/13/02	249000	900	0	7	1910	5	5377	N	N	928 MARTIN LUTHER KING JR WY
4	920990	0455	4/6/01	275000	910	0	7	1905	5	4080	Y	N	3112 E HARRISON ST
4	118900	0670	8/9/02	370000	920	0	7	1905	5	4080	N	N	1110 27TH AV
4	501500	1005	1/10/02	325000	950	0	7	1906	4	4000	Y	N	2449 E ALOHA ST
4	118900	0365	12/16/02	188000	950	0	7	1913	3	6560	N	N	1418 MARTIN LUTHER KING JR WY

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	982870	2055	8/1/02	239900	960	0	7	1993	3	1808	N	N	1823 27TH AV
4	155620	0045	7/19/01	313000	960	760	7	1914	5	2180	N	N	721 29TH AV
4	982870	1755	5/21/02	286000	960	170	7	1907	4	3200	Y	N	235 27TH AV E
4	501600	2320	3/22/01	340000	960	480	7	1978	4	6630	Y	N	453 26TH AV E
4	982820	2115	5/21/02	420000	970	770	7	1951	4	6600	N	N	3001 E HOWELL ST
4	982870	2062	4/8/02	219000	970	0	7	1993	3	1258	Y	N	1827 27TH AV
4	501600	2180	4/26/01	319000	970	890	7	1901	5	2500	N	N	418 25TH AV E
4	982820	1931	11/22/02	255000	990	260	7	1954	3	6360	N	N	1621 30TH AV
4	982820	2010	11/6/02	299950	1000	350	7	1954	3	7200	Y	N	2903 E HOWELL ST
4	982870	2020	6/4/02	292500	1000	0	7	1909	4	3200	Y	N	2623 E DENNY WY
4	982870	2064	12/26/01	230000	1000	0	7	1993	3	1668	Y	N	1821 27TH AV
4	982870	2063	12/18/01	215000	1000	0	7	1993	3	1637	Y	N	1825 27TH AV
4	982820	0455	3/15/01	245000	1000	0	7	1922	4	4800	Y	N	1514 25TH AV
4	982820	2465	11/15/01	282000	1000	850	7	1908	4	4000	Y	N	1511 32ND AV
4	501600	0270	11/5/01	349900	1010	200	7	1922	4	4200	Y	N	300 29TH AV E
4	920990	0655	5/10/02	250000	1010	500	7	1975	3	4360	Y	N	316 DEWEY PL E
4	982820	0335	1/4/02	224000	1010	0	7	1915	4	3000	Y	N	2410 E PIKE ST
4	982820	0210	6/12/02	250000	1010	1010	7	1959	3	5040	Y	N	1713 25TH AV
4	982820	2385	5/23/02	345500	1020	240	7	1961	4	5000	Y	N	1516 31ST AV
4	982820	0560	6/20/02	245000	1040	400	7	1947	3	4800	N	N	1610 25TH AV
4	118900	1010	6/26/02	325000	1060	0	7	1908	5	6000	N	N	938 26TH AV
4	381440	0125	9/6/01	245000	1060	850	7	1910	4	2874	N	N	903 29TH AV
4	982820	1162	6/18/02	235000	1080	0	7	1931	3	4800	N	N	1521 MARTIN LUTHER KING JR WY
4	501600	1615	5/15/01	295000	1080	300	7	1968	3	4000	N	N	446 27TH AV E
4	982820	2220	5/10/01	317000	1080	1080	7	1921	4	4400	Y	N	1629 31ST AV
4	684070	0030	3/22/01	259950	1080	0	7	1923	4	4995	N	N	902 25TH AV
4	536620	0115	9/15/01	270500	1090	200	7	1924	4	3495	N	N	835 31ST AV
4	982870	2165	12/26/02	318000	1100	390	7	1982	3	4800	Y	N	1831 26TH AV
4	757570	0100	6/18/01	397500	1100	0	7	1922	5	6500	Y	N	1708 33RD AV
4	982820	2490	2/6/01	289060	1100	810	7	1978	4	4000	Y	N	1608 31ST AV

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	501600	2255	12/18/02	340000	1110	1110	7	1968	3	5000	N	N	421 26TH AV E
4	501500	1175	4/11/02	365000	1110	0	7	1901	4	8000	N	N	2635 E ALOHA ST
4	982820	0055	12/26/01	275000	1120	0	7	1908	4	3750	N	N	1609 24TH AV NW
4	982820	1690	9/3/02	300000	1130	0	7	1926	4	4800	N	N	1529 29TH AV
4	982820	2340	10/29/02	303000	1130	300	7	1925	4	4400	Y	N	1511 31ST AV
4	501600	2810	6/1/01	389000	1150	0	7	1924	5	4100	Y	N	455 24TH AV E
4	982820	0400	10/16/01	255000	1150	0	7	1995	3	4800	N	N	1525 25TH AV
4	501500	1040	3/4/02	408000	1160	200	7	1963	3	4000	Y	N	2425 E ALOHA ST
4	982820	0147	4/11/02	295000	1180	0	7	1994	3	1800	Y	N	1704 24TH AV
4	533220	0155	7/31/01	395000	1190	0	7	1926	3	5500	Y	N	611 LAKE WASHINGTON BL E
4	912610	1936	3/27/02	249950	1210	0	7	1906	4	2400	N	N	2311 E COLUMBIA ST
4	982870	1925	4/6/01	298000	1210	970	7	1900	4	2780	Y	N	121 27TH AV E
4	211020	0185	5/25/01	434950	1230	0	7	1908	4	4500	N	N	724 33RD AV
4	118900	1435	8/4/01	260000	1230	690	7	1908	4	6470	N	N	942 MARTIN LUTHER KING JR WY
4	757620	0210	9/25/02	329750	1260	350	7	1911	4	3933	Y	N	1631 33RD AV
4	501500	0190	4/30/01	405000	1280	720	7	1908	5	4211	Y	N	2406 E HELEN ST
4	051900	0245	7/25/02	230000	1280	0	7	1907	4	5585	N	N	807 24TH AV
4	982870	1220	2/22/02	260000	1280	440	7	1944	3	6480	Y	N	2818 E DENNY WY
4	796010	0065	5/13/02	230000	1280	0	7	1991	3	3840	N	N	2800 E MARION ST
4	983930	0325	7/25/01	227000	1280	0	7	1945	4	8800	N	N	1409 30TH AV
4	536620	0195	8/22/02	240000	1300	600	7	1994	3	3038	N	N	816 30TH AV
4	982820	1920	7/23/01	333500	1310	1310	7	1945	4	7200	Y	N	2905 E OLIVE ST
4	982820	2120	6/4/01	241000	1310	0	7	1944	4	6600	Y	N	3015 E HOWELL ST
4	118900	1335	6/22/01	293500	1320	0	7	2001	3	2822	N	N	945 MARTIN LUTHER KING JR WY
4	118900	0155	11/19/02	325000	1330	0	7	1908	4	3864	N	N	1432 27TH AV
4	722850	0075	3/9/01	210000	1330	0	7	1905	4	3513	N	N	1532 23RD AV
4	982820	1215	12/11/01	245000	1350	0	7	1928	4	5400	N	N	1612 27TH AV
4	501600	0170	8/1/01	329000	1360	0	7	1903	4	4800	N	N	2908 E HARRISON ST
4	982870	0045	3/4/02	299000	1400	0	7	1946	4	7000	Y	N	1836 31ST AV
4	034200	0275	8/15/01	265000	1410	0	7	1907	3	2160	N	N	3312 E CHERRY ST
4	982820	0090	7/8/02	439000	1420	0	7	1901	4	4320	Y	N	1633 24TH AV

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	982870	0143	1/17/02	360000	1420	240	7	1969	3	6000	Y	N	114 31ST AV E
4	982820	1035	4/10/01	326500	1420	430	7	1907	5	4200	N	N	1511 27TH AV
4	501500	1430	4/27/01	330000	1420	0	7	1984	3	4000	N	N	2712 E ROY ST
4	982820	2285	8/14/02	365000	1430	0	7	1927	4	3000	Y	N	1601 31ST AV
4	533220	0555	4/11/01	300000	1440	0	7	1910	5	4000	N	N	2814 E VALLEY ST
4	721740	0875	11/21/01	245000	1480	0	7	1976	5	6759	N	N	939 24TH AV
4	722850	0094	12/25/01	233000	1480	0	7	1943	5	7239	N	N	1514 23RD AV
4	920990	0035	2/6/02	310000	1490	0	7	1988	3	3204	N	N	522 31ST AV E
4	721740	0905	12/18/02	205000	1500	0	7	1900	3	5032	N	N	921 24TH AV
4	515770	0210	2/20/01	439950	1520	280	7	1939	4	5000	N	N	828 33RD AV
4	982820	0075	5/8/01	220000	1520	0	7	1901	3	7200	N	N	1627 24TH AV
4	982820	2645	4/16/02	396500	1530	0	7	1928	4	4000	Y	N	1724 31ST AV
4	536620	0370	1/28/02	290000	1540	0	7	1915	4	3479	N	N	763 32ND AV
4	983930	0895	4/17/02	440000	1560	0	7	1920	5	4400	N	N	1100 31ST AV
4	910300	0470	10/24/02	305000	1570	0	7	1912	4	4200	Y	N	3302 E HOWELL ST
4	009700	0120	2/5/02	324000	1590	0	7	1907	4	4000	N	N	1511 34TH AV
4	982870	0825	1/31/01	380000	1600	1020	7	1929	5	4800	Y	N	130 29TH AV E
4	501500	1315	1/5/01	322000	1610	0	7	1908	5	2640	N	N	715 28TH AV E
4	721740	0230	6/26/02	277500	1630	0	7	1902	2	3840	Y	N	1435 25TH AV
4	983930	0170	4/12/01	385000	1640	0	7	1903	4	6600	Y	N	1434 31ST AV
4	381440	0090	11/28/01	419000	1660	0	7	1925	3	3978	N	N	828 29TH AV
4	721740	0915	5/17/02	294950	1680	0	7	1993	3	5032	N	N	919 24TH AV
4	982870	1305	5/8/02	315000	1680	0	7	1995	3	4827	N	N	1827 29TH AV
4	982820	0931	8/19/02	267500	1680	0	7	1915	4	8400	N	N	2614 E PINE ST
4	982870	0790	5/14/02	405000	1720	80	7	1944	4	10800	Y	N	110 29TH AV E
4	721740	0990	7/10/01	225000	1730	0	7	1903	3	7680	N	N	924 24TH AV
4	034200	0415	1/21/02	290000	1750	0	7	1905	4	4000	N	N	716 32ND AV
4	721740	0060	5/23/02	320000	1760	0	7	1924	3	4590	N	N	1432 24TH AV
4	982870	0180	8/26/02	415000	1780	800	7	1908	4	4000	Y	N	137 32ND AV E
4	051900	0135	4/24/02	220000	1780	0	7	1908	3	7214	N	N	2406 E COLUMBIA ST
4	982820	0887	12/18/01	283999	1810	0	7	1911	3	6000	N	N	1625 27TH AV

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	983930	1170	5/4/01	412000	1850	1060	7	1960	4	4400	Y	N	930 30TH AV
4	211020	0075	8/12/02	400000	1860	260	7	1905	4	4500	N	N	737 33RD AV
4	982820	0930	7/10/01	362500	1970	0	7	1961	3	6000	N	N	1603 27TH AV
4	501600	0155	5/30/02	530000	1990	0	7	2001	3	4800	N	N	410 29TH AV E
4	982870	1795	4/23/01	412250	2880	0	7	1980	3	6600	Y	N	209 27TH AV E
4	920990	0300	1/19/01	382500	3050	0	7	1987	3	4400	N	N	431 31ST AV E
4	501600	2456	11/9/01	317000	880	400	8	1985	3	3200	Y	N	319 25TH AV E
4	320430	0110	5/1/02	375000	920	0	8	1925	4	6000	N	N	1419 25TH AV E
4	320430	0880	6/21/01	439500	990	400	8	1951	5	6000	N	N	1201 26TH AV E
4	982870	1606	7/17/02	314000	1010	580	8	1993	3	2350	N	N	222 27TH AV E
4	757570	0030	3/23/01	346500	1030	370	8	1985	3	4000	Y	N	1726 32ND AV
4	320430	0765	9/27/01	439000	1070	350	8	1947	5	6000	N	N	1123 26TH AV E
4	982820	2700	12/22/01	285000	1090	0	8	1928	4	3120	Y	N	3115 E HOWELL ST
4	501600	2815	10/17/02	625000	1120	680	8	1908	4	5286	Y	N	456 24TH AV E
4	982820	0741	12/5/02	262000	1120	0	8	1998	3	840	Y	N	1726 26TH AV
4	982820	0743	10/17/02	243000	1120	0	8	1998	3	880	N	N	1728 26TH AV
4	501500	1410	6/19/01	340000	1150	0	8	1997	5	3300	N	N	2620 E ROY ST
4	320430	1050	2/27/02	456000	1180	350	8	1940	4	6000	N	N	1411 26TH AV E
4	920990	0330	6/1/01	385950	1250	1030	8	1984	3	4400	N	N	405 31ST AV E
4	501600	1340	2/14/01	339950	1250	450	8	1988	3	2500	N	N	402 26TH AV E
4	721740	0742	6/21/02	307000	1260	440	8	1999	3	1920	N	N	1130 24TH AV
4	757570	0005	1/15/01	340000	1260	560	8	1998	3	4000	Y	N	1712 32ND AV
4	983930	1285	3/15/01	374100	1270	0	8	2000	3	4400	N	N	948 29TH AV
4	982820	1473	10/15/01	340000	1330	0	8	1994	3	5404	N	N	1725 29TH AV
4	983930	0785	12/4/01	419950	1340	0	8	1909	3	4400	Y	N	1130 30TH AV
4	982820	0245	1/15/01	293000	1340	0	8	1904	3	3600	Y	N	1610 24TH AV
4	982820	0072	3/6/02	420000	1350	680	8	2002	3	3600	N	N	1625 24TH AV
4	501600	1290	5/23/01	500000	1370	670	8	1987	3	4000	Y	N	422 26TH AV E
4	501500	1515	7/23/01	524950	1370	0	8	1907	5	2100	Y	N	714 24TH AV E
4	501600	2185	4/5/01	335000	1370	0	8	1987	3	2500	N	N	416 25TH AV E
4	501600	2465	5/28/01	419000	1380	540	8	1986	3	3200	Y	N	323 25TH AV E

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	034200	0250	5/31/02	405000	1390	0	8	1908	4	3000	N	N	717 34TH AV
4	501500	1370	3/28/02	420000	1390	1300	8	1985	3	4080	Y	N	716 26TH AV E
4	982870	1985	3/14/02	321725	1430	410	8	2001	3	9600	Y	N	1814 26TH AV
4	320430	1193	4/22/02	399000	1440	550	8	1951	4	7440	N	N	2811 E INTERLAKEN BL
4	501500	1265	8/22/01	465000	1450	270	8	1906	5	6000	Y	N	2628 E VALLEY ST
4	796010	0207	9/14/01	239950	1450	0	8	1906	4	4814	N	N	800 27TH AV
4	982820	2690	9/9/02	335000	1450	0	8	1929	3	3280	Y	N	1731 32ND AV
4	320430	0825	8/21/01	378000	1450	0	8	1928	4	4800	N	N	1218 25TH AV E
4	536620	0380	12/10/01	398000	1460	0	8	1906	4	3419	N	N	755 32ND AV
4	320430	0265	9/16/02	375000	1470	0	8	1910	3	4920	Y	N	1215 25TH AV E
4	501500	1429	7/12/01	353000	1470	0	8	1989	3	4000	N	N	2710 E ROY ST
4	320430	0535	7/25/02	510000	1480	0	8	1909	5	4400	Y	N	1075 25TH AV E
4	918470	0015	6/21/01	377500	1510	0	8	1908	3	4300	N	N	906 32ND AV
4	536620	0155	9/26/02	515000	1530	0	8	1907	5	3602	N	N	805 31ST AV
4	982820	1772	5/29/02	390000	1530	0	8	1906	3	3840	Y	N	1506 29TH AV
4	796010	0245	10/4/02	259000	1560	330	8	1910	5	4800	N	N	823 MARTIN LUTHER KING JR WY
4	982870	1609	9/25/02	315000	1570	0	8	1993	3	3868	N	N	218 27TH AV E
4	536620	0125	12/27/02	534000	1580	500	8	1907	5	3602	N	N	827 31ST AV
4	501600	0215	5/16/01	421000	1600	0	8	2000	3	3200	N	N	2915 E REPUBLICAN ST
4	982820	1475	5/21/02	340000	1650	0	8	1994	3	4503	N	N	1723 29TH AV
4	501500	1420	5/2/02	349950	1680	0	8	1989	3	4000	N	N	2700 E ROY ST
4	501500	1645	3/21/01	500000	1700	0	8	1926	4	4760	Y	N	705 24TH AV E
4	982820	0207	5/5/01	304950	1710	0	8	1998	3	1750	N	N	1723 B 25TH AV
4	320430	0920	4/10/01	769450	1730	1730	8	1952	5	12000	N	N	1221 26TH AV E
4	983930	1060	4/25/02	465000	1740	0	8	1903	3	4400	Y	N	3105 E SPRING ST
4	501500	1125	3/22/01	495000	1750	500	8	1985	3	4000	Y	N	2434 E VALLEY ST
4	757570	0020	2/26/01	466000	1760	0	8	1984	3	4000	Y	N	1718 32ND AV
4	501500	1085	12/5/01	400000	1810	400	8	1901	5	4200	N	N	2400 E VALLEY ST
4	501500	0255	11/16/01	475000	1840	0	8	1903	5	4000	N	N	2314 E WARD ST
4	982870	0300	7/8/02	596330	1890	620	8	1982	3	8800	Y	N	219 32ND AV E
4	501600	1590	11/1/02	449900	1890	680	8	1998	3	2500	Y	N	444 26TH AV E

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	118900	0070	8/16/01	340000	1890	0	8	2000	3	3324	N	N	2608 E UNION ST
4	796010	0190	3/20/01	390000	1990	0	8	1908	4	5520	N	N	810 27TH AV
4	536620	0365	1/3/02	575000	2030	0	8	1996	3	3514	N	N	767 32ND AV
4	501500	0400	3/13/02	499950	2050	460	8	1910	4	4000	Y	N	2510 E WARD ST
4	381440	0085	4/3/01	450000	2050	600	8	1919	4	4056	N	N	824 29TH AV
4	983930	1245	5/14/01	399000	2070	820	8	1988	3	4400	N	N	920 29TH AV
4	320430	0160	6/28/01	465000	2110	0	8	1928	4	4800	Y	N	1222 24TH AV E
4	982820	1774	8/28/02	419950	2160	0	8	1991	3	4275	Y	N	2900 E PIKE ST
4	381440	0115	3/16/01	388000	2200	0	8	2000	3	2842	N	N	813 29TH AV
4	118600	0065	8/14/02	556000	2220	0	8	1991	3	3750	N	N	1606 33RD AV
4	501500	0370	6/17/02	410000	1430	0	9	2000	3	2295	Y	N	2510 E HELEN ST
4	501500	1544	11/20/01	419500	1470	430	9	1987	3	4000	N	N	2418 E ROY ST
4	501600	2830	12/5/02	595000	1560	1060	9	1998	3	4992	Y	N	448 24TH AV E
4	920990	0125	7/5/01	485000	1560	380	9	2001	3	2880	N	N	3024 E REPUBLICAN ST
4	501500	0465	4/24/02	491000	1670	380	9	1979	3	5700	N	N	2633 E HELEN ST
4	320430	0645	6/5/02	500000	1750	0	9	1980	3	6000	N	N	1077 26TH AV E
4	501600	2585	9/16/02	465000	1840	0	9	1989	3	5521	Y	N	2313 E MERCER ST
4	501600	0080	7/22/02	495000	2040	580	9	1991	3	4800	N	N	2922 E REPUBLICAN ST
4	533220	0615	2/7/01	599950	2040	0	9	2000	3	3968	N	N	2814 E ROY ST
4	501500	1550	12/19/01	577000	2040	770	9	2000	3	4000	Y	N	2424 E ROY ST
4	533220	0610	6/19/01	518901	2100	0	9	2000	3	4000	N	N	2810 E ROY ST
4	501600	2302	6/24/02	440000	2130	0	9	2002	3	2500	Y	N	445 26TH AV E
4	982870	0495	3/26/02	585000	2140	940	9	2002	3	4400	Y	N	117 31ST AV E
4	982870	0490	3/13/02	575000	2180	940	9	2002	3	4400	Y	N	121 31ST AV E
4	501500	1520	6/18/01	526128	2200	480	9	1991	3	4200	Y	N	2400 E ROY ST
4	501500	0610	12/6/01	565000	2210	740	9	1993	3	4000	N	N	2617 E WARD ST
4	501500	0605	3/18/02	550000	2380	0	9	1989	3	5000	N	N	2621 E WARD ST
4	134430	0318	2/4/02	474000	1970	0	10	1997	3	5001	N	N	2305 E HARRISON ST
4	320430	0490	2/15/01	719000	2110	1050	10	2000	3	4440	Y	N	1070 24TH AV E
4	501600	2935	11/11/02	875000	3230	0	10	1994	3	4800	Y	N	402 24TH AV E
4	501500	1505	6/20/01	870000	3690	0	11	2000	3	4000	Y	N	2407 E VALLEY ST

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	056700	0295	9/4/01	261000	700	500	6	1924	4	3150	N	N	2957 S NORMAN ST
11	636290	0221	7/16/02	184950	770	0	6	1916	4	4980	N	N	2716 S DEARBORN ST
11	684070	1465	3/26/02	226600	1000	0	6	1949	3	5000	N	N	2804 E SPRUCE ST
11	918720	0265	11/7/02	339950	1480	0	6	1900	5	5000	Y	N	144 29TH AV
11	684070	0555	2/26/02	262500	750	0	7	1924	4	4550	N	N	540 28TH AV
11	684070	0570	3/28/01	256750	850	0	7	1920	4	4550	N	N	522 28TH AV
11	713730	0245	9/24/01	220000	860	0	7	1919	3	2805	N	N	2710 S JUDKINS ST
11	056700	0010	11/18/02	302564	910	0	7	1927	3	3000	Y	N	805 30TH AV S
11	684170	0070	1/28/02	326800	910	0	7	1919	5	4500	Y	N	358 29TH AV
11	042404	9032	6/5/01	417000	960	800	7	1998	3	2960	Y	N	839 31ST AV S
11	536620	0705	8/14/01	316000	1000	560	7	1987	3	4500	N	N	541 31ST AV
11	690920	0036	10/2/01	389950	1100	0	7	2001	2	2500	N	N	1320 30TH AV S
11	936360	0380	11/7/01	315000	1140	0	7	1924	4	6000	N	N	517 31ST AV
11	341660	1045	9/11/02	253000	1140	0	7	1904	4	4200	N	N	112 28TH AV S
11	155620	0280	1/29/02	399900	1240	0	7	1904	4	3795	N	N	547 30TH AV
11	684070	1475	9/11/01	380000	1250	0	7	1925	4	4550	N	N	207 29TH AV
11	125020	0875	10/10/02	282500	1270	400	7	2002	3	2400	N	N	2723 S KING ST
11	936360	0220	7/24/02	297000	1470	0	7	1914	4	3000	N	N	322 31ST AV
11	125020	1245	6/14/01	275000	1480	0	7	1919	4	4800	N	N	310 29TH AV S
11	536620	0590	11/13/01	269000	1530	0	7	1917	4	4200	N	N	3017 E CHERRY ST
11	034200	0550	7/23/01	429000	1550	0	7	1910	4	6000	N	N	628 32ND AV
11	034200	0460	4/17/02	325000	1590	0	7	1923	4	4000	N	N	621 33RD AV
11	034200	0470	6/12/02	287500	1640	0	7	1922	4	4000	N	N	617 33RD AV
11	684070	1480	11/7/01	289000	1650	250	7	1925	3	4550	N	N	211 29TH AV
11	936360	0325	8/7/01	490000	1820	0	7	1996	3	5000	Y	N	421 31ST AV
11	918720	0130	9/13/01	351500	1830	0	7	1925	5	6120	Y	N	125 28TH AV
11	341660	0700	1/11/01	380000	2010	0	7	1912	5	6000	N	N	127 31ST AV
11	155620	0225	8/8/02	504000	2060	0	7	1905	4	4292	N	N	528 29TH AV
11	936360	0125	9/24/02	299000	2420	0	7	1900	4	5000	N	N	3010 E ALDER ST
11	955220	0080	4/13/01	390000	740	720	8	1983	3	5040	Y	N	526 29TH AV S
11	936360	0268	8/23/02	330000	1010	250	8	1911	5	1920	N	N	3115 E JEFFERSON ST

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	936360	0416	6/1/01	365000	1210	500	8	1995	4	2340	N	N	505 32ND AV
11	125020	1230	2/7/01	357000	1510	0	8	1991	3	2100	N	N	2911 S MAIN ST
11	936360	0315	9/25/02	342000	1530	0	8	1984	4	5000	Y	N	413 31ST AV
11	364410	0009	10/23/02	255900	1550	0	8	1999	3	1813	N	N	2801 S JUDKINS ST
11	034200	0530	6/8/01	355750	1580	0	8	1908	4	6000	N	N	616 32ND AV
11	783380	0070	8/27/01	269000	1700	0	8	1997	3	4400	N	N	2709 S MAIN ST
11	125020	1545	11/29/01	469000	1720	0	8	1925	5	3600	Y	N	539 31ST AV S
11	936360	0280	4/26/02	429000	1740	200	8	1912	5	3300	Y	N	422 31ST AV
11	918720	0320	10/15/01	499000	1890	0	8	1906	4	5750	Y	N	151 30TH AV
11	073000	0156	5/23/01	247000	2070	0	8	2001	3	2089	N	N	1313 BRANDER PL S
11	684170	0015	12/14/02	465000	2220	1080	8	1908	4	5548	N	N	407 30TH AV
11	034200	0520	4/20/01	500000	2230	0	8	1990	3	6000	N	N	608 32ND AV
11	341660	0681	5/24/01	472500	2350	0	8	1992	3	4800	N	N	147 31ST AV
11	125020	1435	6/14/01	430000	2700	0	8	1909	4	6000	N	N	418 30TH AV S
11	056700	0120	12/27/02	427500	3090	0	8	1982	3	4550	Y	N	915 30TH AV S
11	034200	0510	8/15/02	590000	1660	310	9	1908	5	6000	N	N	602 32ND AV
11	936360	0230	6/26/02	539000	2380	800	9	1906	5	5000	Y	N	312 31ST AV
11	125020	1355	5/3/02	754000	3060	0	9	1909	4	13000	N	N	330 30TH AV S
11	447340	0015	8/13/02	649500	3170	1100	9	2002	3	7750	Y	N	701 31ST AV S
11	034200	0500	9/23/02	628150	3890	0	9	1909	5	6000	N	N	603 33RD AV
11	125020	1490	9/26/02	854000	4280	400	9	1905	4	10800	N	N	403 31ST AV S
11	429480	0110	12/5/02	669000	2340	500	10	2002	3	4200	Y	N	713 30TH AV S
11	429480	0115	9/5/02	750000	2650	750	10	2002	3	4200	Y	N	715 30TH AV S

Vacant Sales Used in this Annual Update Analysis
Area 15

There are an insufficient number of vacant land sales to develop a valuation model.